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FARM PLAT BOOK

WITH INDEX TO OWNERS

7-90

WAPELLO COUNTY IOWA

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INDEX MAP
WAPELLO COUNTY
IOWA

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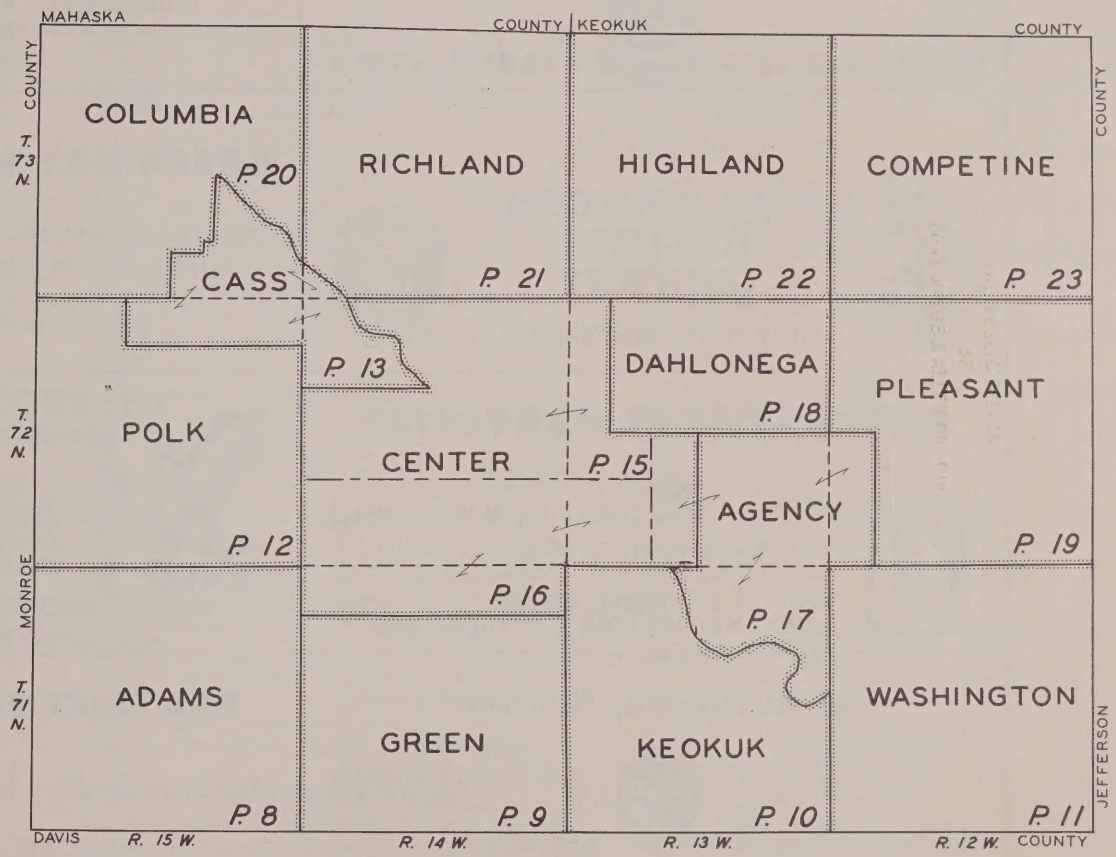

INDEX TO OWNERS — PAGES 26 THRU 31

The Index to Owners shows alphabetically, every land owner in the county whose name appears on the township maps. To find a land owner, look up his name in the alphabetical index, which will show the section and page number of his land.

Name	Section	Page
CASSIDY BROS	14	15

NOTICE: This book is published as a guide to the Community. All data contained herein was gathered from the Official Public Records at the Court House and elsewhere. Due to continual sales and transfers of property it is impossible to guarantee 100% accuracy.

The Index Map above shows the various townships in the county as they are located geographically. Numerals on each township indicate the page number that particular map will appear in detail.

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IMPORTANT FACTS ABOUT LAND DESCRIPTIONS

ABOUT LAND DESCRIPTIONS, LAND MEASUREMENTS, TOWNSHIPS, SECTIONS, MEANDERED WATER, GOVERNMENT LOTS, ETC.

WHAT IS A LAND DESCRIPTION?

A LAND DESCRIPTION IS A DESCRIPTION OF A TRACT OF LAND IN LEGALLY ACCEPTABLE TERMS, SO AS TO SHOW EXACTLY WHERE IT IS LOCATED AND HOW MANY ACRES IT CONTAINS.

TABLE OF LAND MEASUREMENTS

LINEAR MEASURE

1 inch	.0833 foot	16½ feet	1 rod
7.92 inches	1 link	5½ yards	1 rod
12 inches	1 foot	4 rods	100 links
1 vara	33 inches	66 feet	1 chain
2¾ feet	1 vara	80 chains	1 mile
3 feet	1 yard	320 rods	1 mile
25 links	16½ feet	8000 links	1 mile
25 links	1 rod	5280 feet	1 mile
100 links	1 chain	1760 yards	1 mile

SQUARE MEASURE

144 sq. in.	1 sq. ft.	43560 sq. ft.	1 acre
9 sq. ft.	1 sq. yd.	640 acres	1 sq. mile
30½ sq. yds	1 sq. rod	1 sq. mile	1 section
16 sq. rods	1 sq. chain	36 sq. miles	1 township
1 sq. rod	272¼ sq. ft.	6 miles sq.	1 township
1 sq. chain	4356 sq. ft.	208 ft. 8 in sq.	1 acre
10 sq. chains	1 acre	80 rods sq.	40 acres
160 sq. rods	1 acre	160 rods sq.	160 acres
4840 sq. yds	1 acre		

In non-rectangular land descriptions, distance is usually described in terms of either feet or rods (this is especially true in surveying today), and square measure in terms of acres. Such descriptions are called Metes and Bounds descriptions and will be explained in detail later.

In rectangular land descriptions, square measure is again in terms of acres, and the location of the land in such terms as N 1-2 (north one-half), SE 1-4 (south east one-forth or quarter), etc.. as shown in Figures 2, 3, 4 and 5.

MEANDERED WATER & GOVERNMENT LOTS

A meandered lake or stream is water, next to which the adjoining land owner pays taxes on the land only. Such land is divided into divisions of land called government lots. The location, acreage and lot number of each such a tract of land, was determined, surveyed and platted by the original government surveyors.

The original survey of your county (complete maps of each township, meandered lakes, government lots, etc.) is in your courthouse, and this original survey is the basis for all land descriptions in your county (See figure 1).

IMPORTANT

THE GOVERNMENT LOT NUMBER GIVEN TO A PIECE OF LAND, IS THE LEGAL DESCRIPTION OF THAT TRACT OF LAND.

HOW CAN YOU TELL WHETHER WATER IS MEANDERED OR PRIVATELY OWNED?

On our township maps, if you find government lots adjoining a body of water or stream, those waters are meandered. If there are no government lots surrounding water, that water is privately owned, the owner is paying taxes on the land under the water, and the owner controls the hunting, fishing, trapping rights, etc., on that water, within the regulations of the State and Federal laws, EXCEPT where such water is deemed navigable, other rulings may sometimes pertain.

As a generality (but not always), meandered water is public water which the public may use for recreational purposes, fishing, hunting, trapping, etc., provided that there is legal access to the water, or in other words, if the public can get to such waters without trespassing. There still is much litigation concerning the same to be decided by the courts.

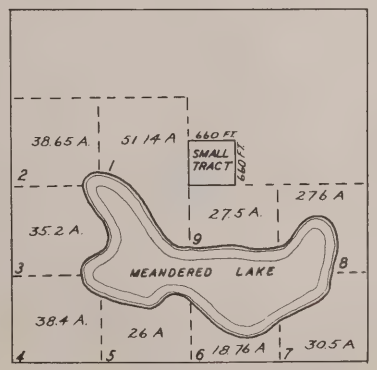

FIGURE 1

SAMPLE SECTIONS SHOWING RECTANGULAR LAND DESCRIPTIONS, ACREAGES AND DISTANCES

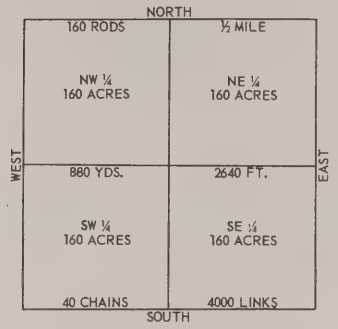

FIGURE 2

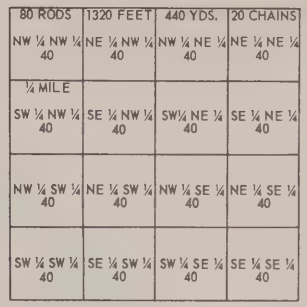

FIGURE 3

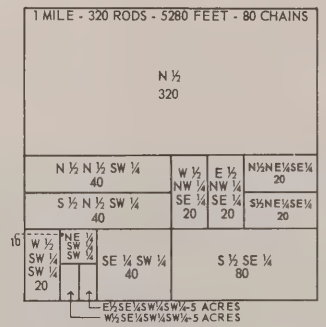

FIGURE 4

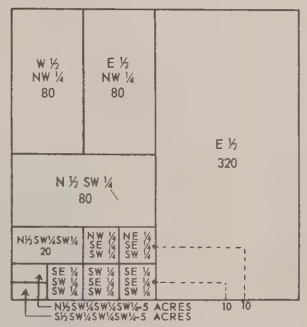

FIGURE 5

THE BEST WAY TO READ LAND DESCRIPTIONS IS FROM THE REAR OR BACKWARDS.

Descriptions of land always read FIRST from either the North or the South. In figures 2, 3, 4 and 5, notice that they all start with N (north), or S (south), such as NW, SE, etc. They are never WN (west north), ES (east south) etc.

IMPORTANT: It is comparatively simple for anyone to understand a description, that is, determine where a tract of land is located, from even a long description. The SECRET is to read or analyze the description from the rear or backwards.

EXAMPLE: Under figure 4, the first description reads E 1-2, SE 1-4, SW 1-4, SW 1-4. The last part of the description reads SW 1-4, which means that the tract of land we are looking for is somewhere in that quarter (as shown in figure 2). Next back we find SW 1-4, which means the tract we are after is somewhere in the SW 1-4 SW 1-4 (as shown in Figure 3). Next back, we find the SE 1-4, which means that the tract is in the SE 1-4 SW 1-4 SW 1-4 (as shown in figure 5). Next back and our last part to look up, is the E 1-2 of the above, which is the location of the tract described by the whole description (as shown in figure 4).

TO INTERPRET A LAND DESCRIPTION - LOCATE THE AREA ON YOUR TOWNSHIP PLAT, THEN ANALYZE THE DESCRIPTION & FOLLOW IT ON THE PLAT MAP.

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IMPORTANT FACTS ABOUT LAND DESCRIPTIONS

TOWNSHIP SURVEY INFORMATION

DIAGRAM SHOWING HOW SECTIONS ARE NUMBERED IN A TOWNSHIP

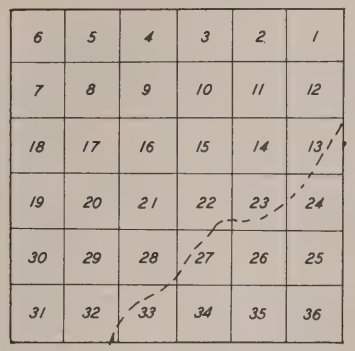


FIGURE 6

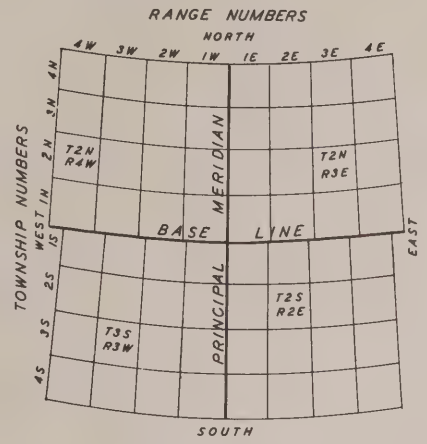


FIGURE 7

A CONGRESSIONAL TOWNSHIP CONTAINS 36 SECTIONS OF LAND 1 MILE SQUARE

A CIVIL OR POLITICAL TOWNSHIP MAY BE LARGER OR SMALLER THAN A CONGRESSIONAL TOWNSHIP.

TOWNSHIPS

Theoretically, a township is a square tract of land with sides of six miles each, and containing 36 sections of land. Actually this is not the case. Years ago, when the original survey of this state was made by the government engineers, they knew that it was impossible to keep a true north and south direction of township lines, and still keep getting township squares of 36 square miles. As they surveyed toward the north pole, they were constantly running out of land, because the township lines were converging toward the north pole.

If you will turn to one of the township maps in this plat book, you will notice that on the north and on the west of each township, there are divisions of land which show odd acreages. In some townships, these odd acreages are called government lots (because they were given a lot number), and at other times left as FRACTIONAL FORTIES OR EIGHTIES. It was at the option of the original government surveyors as to whether they would call these odd acreages government lots, or fractional forties and eighties.

The reason for these odd acreages is that the government surveyors adjusted for shortages of land which developed as they went north, by making fractional forties, eighties or government lots out of the land on the west side of a township, and the same for the land on the north side of a township to keep east and west lines running parallel. In other words it was impossible to fit full squares into a circle.

Townships sometimes vary in size from the regularily laid-out township. (see figure 6). Suppose that the dotted line in figure 6 is a river separating two counties. The land north and west of the river could be a township in one county, the land south and east could be a township in another county. Which ever county the land is in, it still retains the same section, township and range numbers for purposes of land descriptions.

Each township has a township number and also a range number (sometimes more than one of each if the township is oversized, or a combination of more than one township and range).

Government surveying of townships is run from starting lines called base lines and principal meridians. Each township has a township number. This number is the number of rows or tiers of townships that a township is either north or south of the base line. Also each township has a range number. This number is the number of rows or tiers of townships that a township is either east or west of the principal meridian (See figure 7). EVERY DESCRIPTION OF LAND SHOULD SHOW THE SECTION, TOWNSHIP AND RANGE IT IS LOCATED IN.

TOWNSHIPS MAY BE EITHER NORTH OR SOUTH OF THE BASE LINE.

RANGES MAY BE EITHER EAST OR WEST OF THE PRINCIPAL MERIDIAN.

METES AND BOUNDS DESCRIPTIONS

AND EXPLANATION OF DIRECTION IN TERMS OF DEGREES

WHAT IS A METES AND BOUNDS DESCRIPTION? It is a description of a tract of land by starting at a given point, running so many feet a certain direction, so many feet another direction etc., back to the point of beginning. EXAMPLE: In figure 1 notice the small tract of land outlined. The following would be a typical metes and bounds description of that tract of land. "Begin at the center of the section, thence north 660 feet, thence east 660 feet, thence south 660 feet, thence west 660 feet, back to the point of beginning, and containing 10 acres, being a part of Sec. No. etc."

IMPORTANT: To locate a tract of land from a metes and bounds description, start from the point of beginning, and follow it out (do not read it backwards as in the case of a rectangular description).

The small tract of land just located by the above metes and bounds description could also be described as the SW 1-4 SW 1-4 NE 1-4 of the section. In most cases, the same tract of land may be described in different ways. The rectangular system of describing and locating land as shown in figures 2, 3, 4 and 5 is the most simple and almost always used when possible.

A circle contains 360 degrees. Explanation: If you start at the center of a circle and run 360 straight lines an equal angle apart to the edge of the circle, so as to divide the circle into 360 equal parts, THE DIFFERANCE OF DIRECTION BETWEEN EACH LINE IS ONE DEGREE.

In land descriptions, degree readings are not a measure of distance. They are combined with either North or South, to show the direction a line runs from a given point.

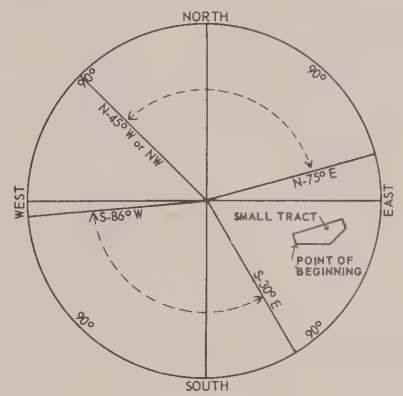


FIGURE 8

HOW TO READ DESCRIPTIONS WHICH SHOW DIRECTIONS IN TERMS OF DEGREES

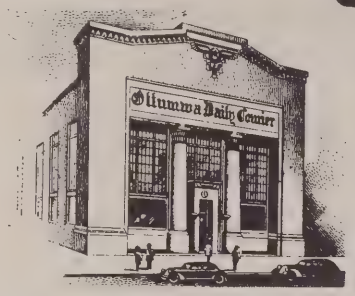
In figure 8, the north-south line, and the east-west line divide the circle into 4 equal parts, which means that each part contains 90 degrees as shown. Several different direction lines are shown in this diagram, with the number of degrees each varies east or west from the north and south starting points (remember again that all descriptions read from the north or south).

We all know what north-west is. It is a direction which is half-way between North and West. In terms of degrees the direction north-west would read, north 45 degrees west. (See figure 8).

EXAMPLE OF A LAND DESCRIPTION IN TERMS OF DEGREES

At this time, study figure 8 for a minute or two.

In figure 8, notice the small tract. The following metes and bound description will locate this small tract. "Begin at the beginning point, thence N 20 degrees west–200 feet, thence N 75 degrees east–1320 feet, thence S 30 degrees east–240 feet, thence S 45 degrees west–420 feet, thence west–900 feet back to the point of beginning, containing so many acres, etc.



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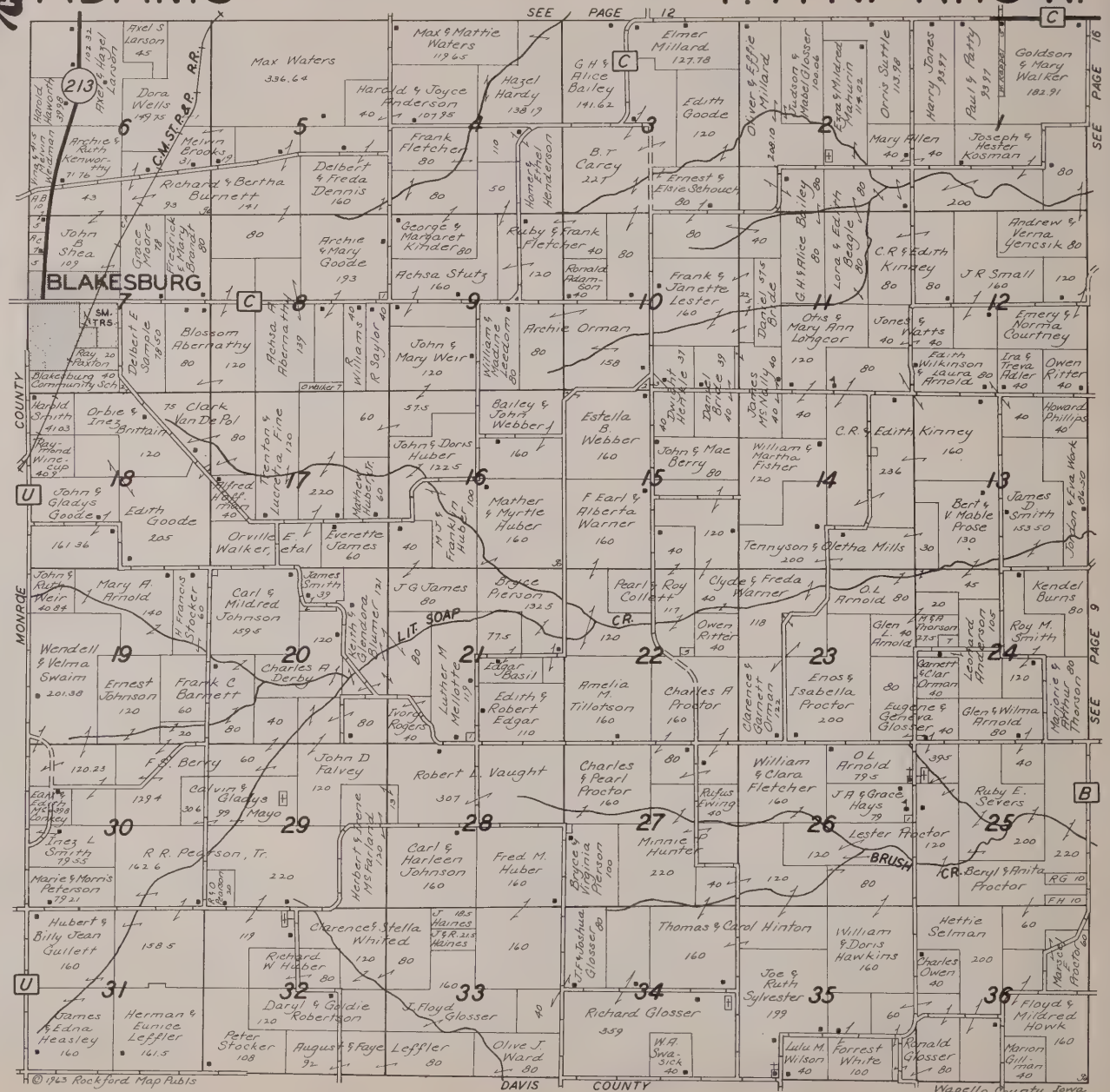

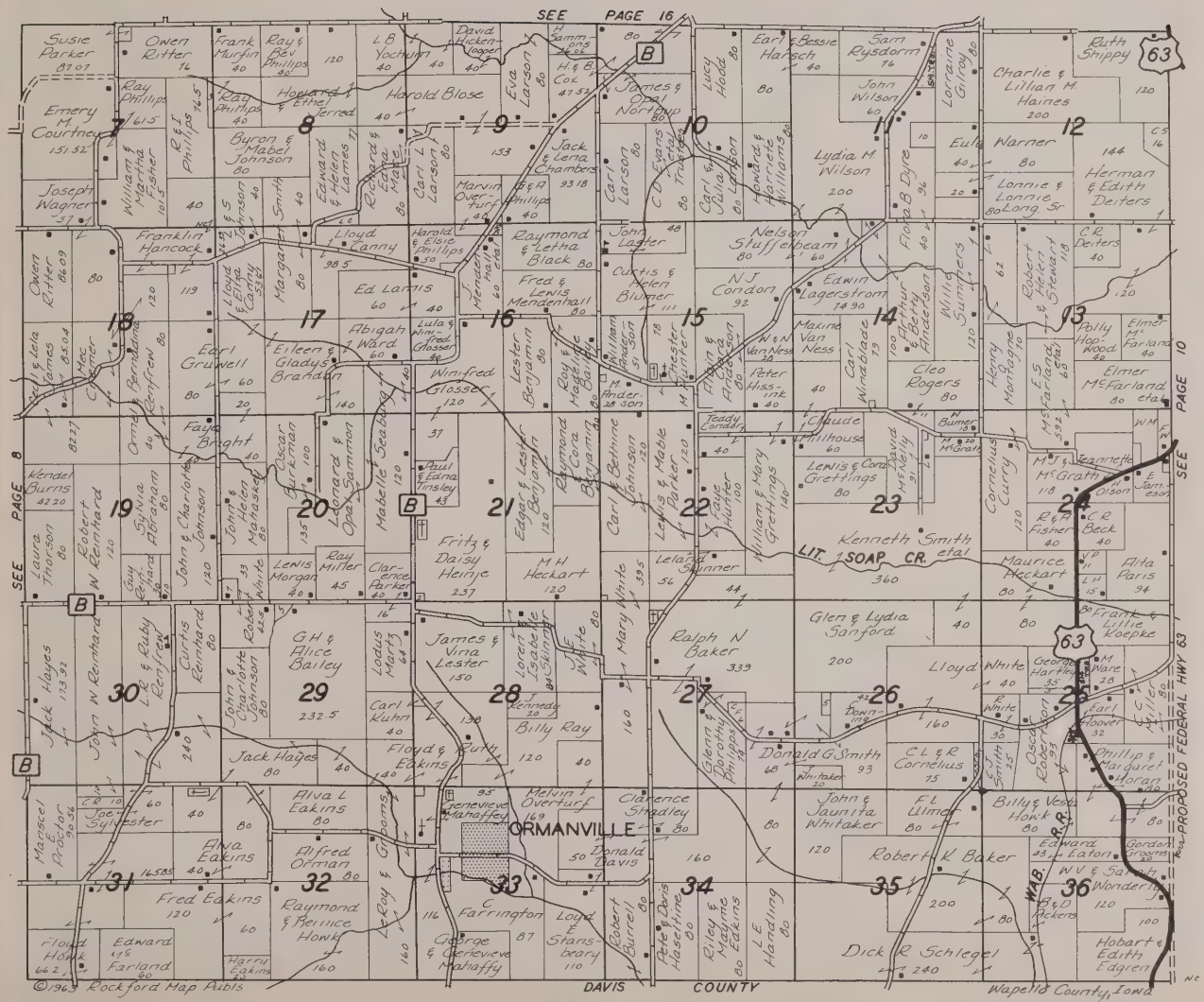

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To The Local 4-H Club Leader

I TEACH rural youth the ways of free men and through me life is good and work a song. It is my privilege to paint the rose among the thorns, the wheat among the chaff, and to open wide the door to the great good earth and rural life so that we may see and understand.

I PROMOTE rural organizations, programs of betterment on farms and in homes and communities, and through me youth grows strong, men are developed and rural life is honored among men.

I MAKE effective and fruitful the Agricultural Extension Program of Nation and State in the Countryside. I am known to but few. I serve without wages or price; yet my reward is great for I am helping build a nation.

I am the Local Leader of the Agricultural Service and 4-H Club Work.

—Dr. C. B. Smith

TALK TO YOUR BOY OR GIRL ABOUT JOINING A 4-H CLUB

POLK

T. 72N.–R. 15W.

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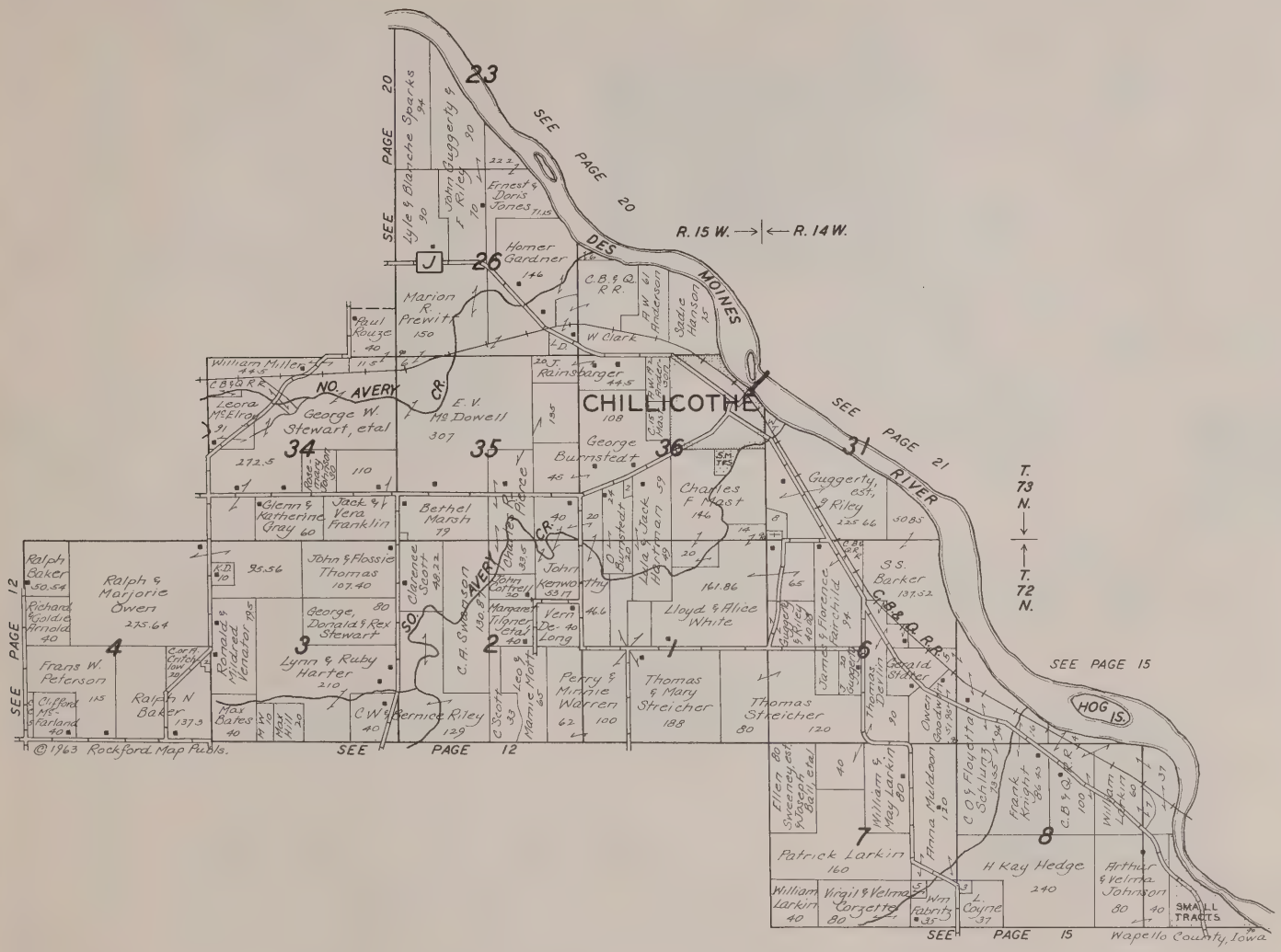
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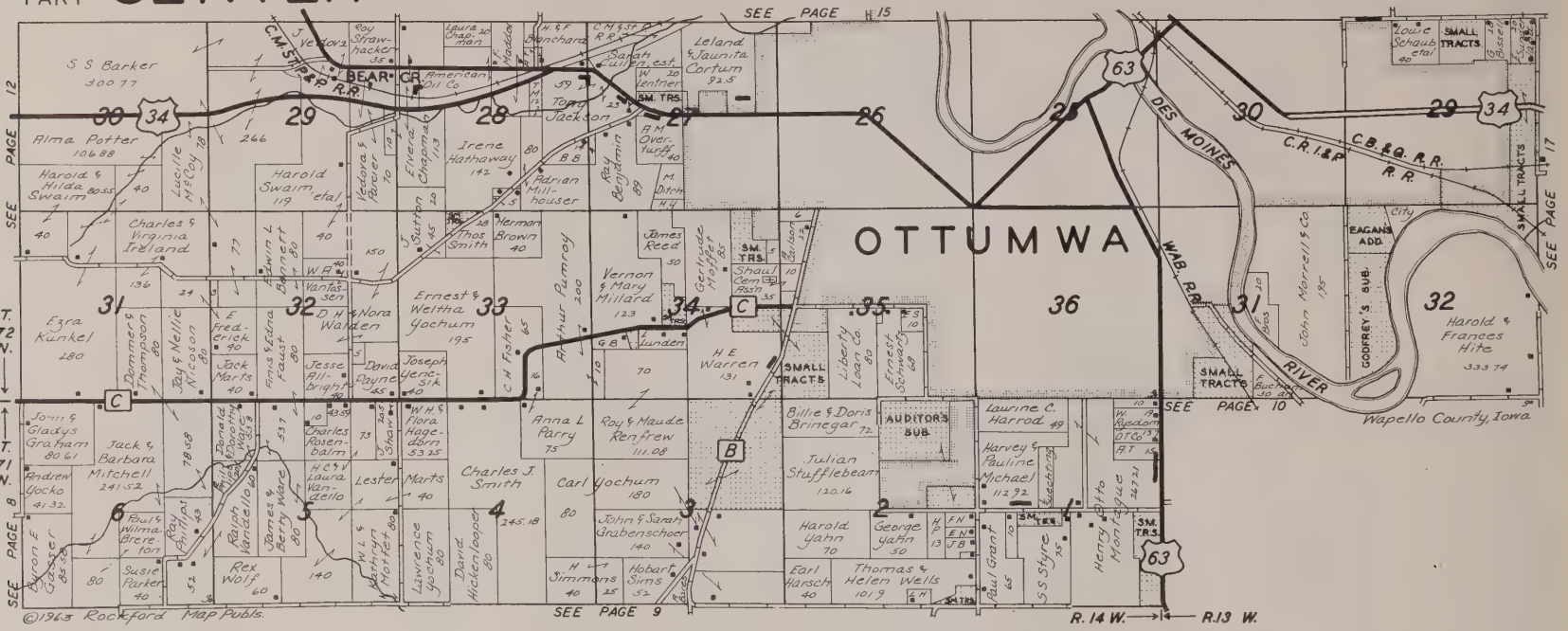

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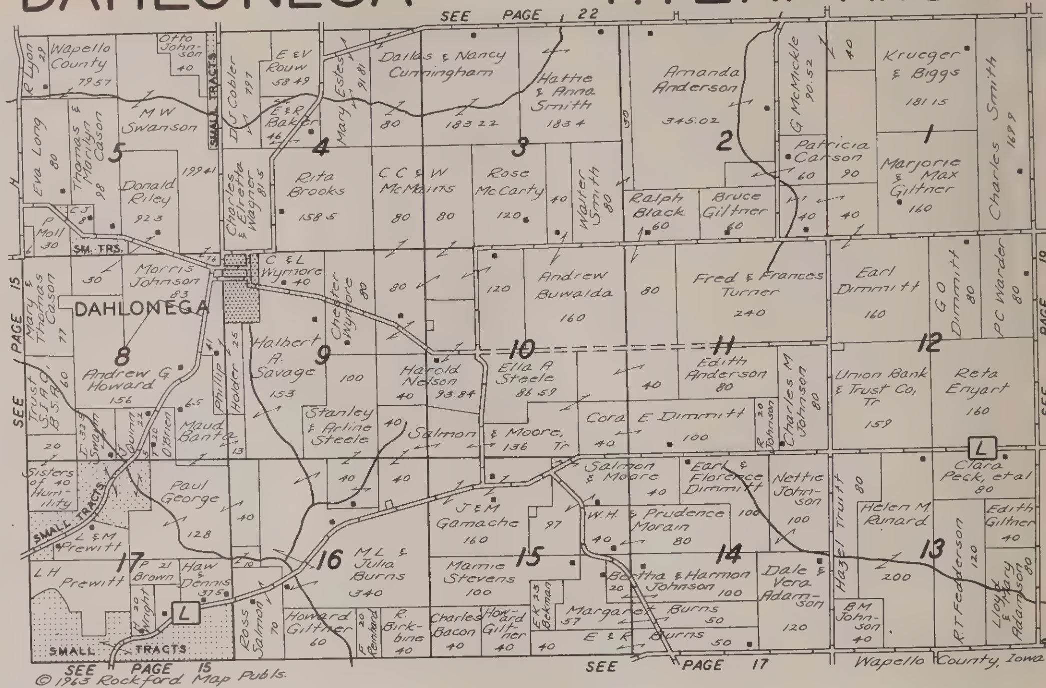

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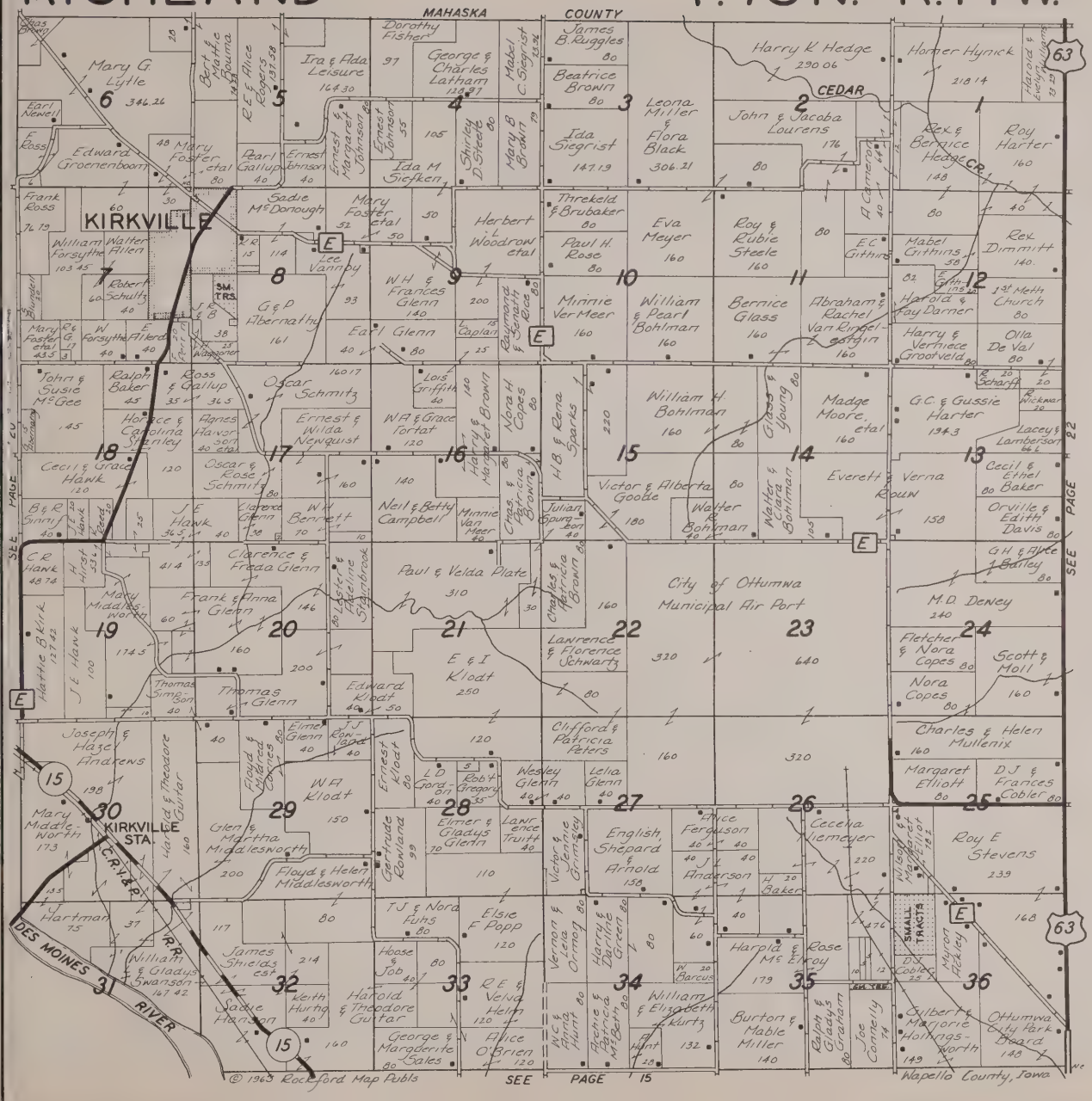

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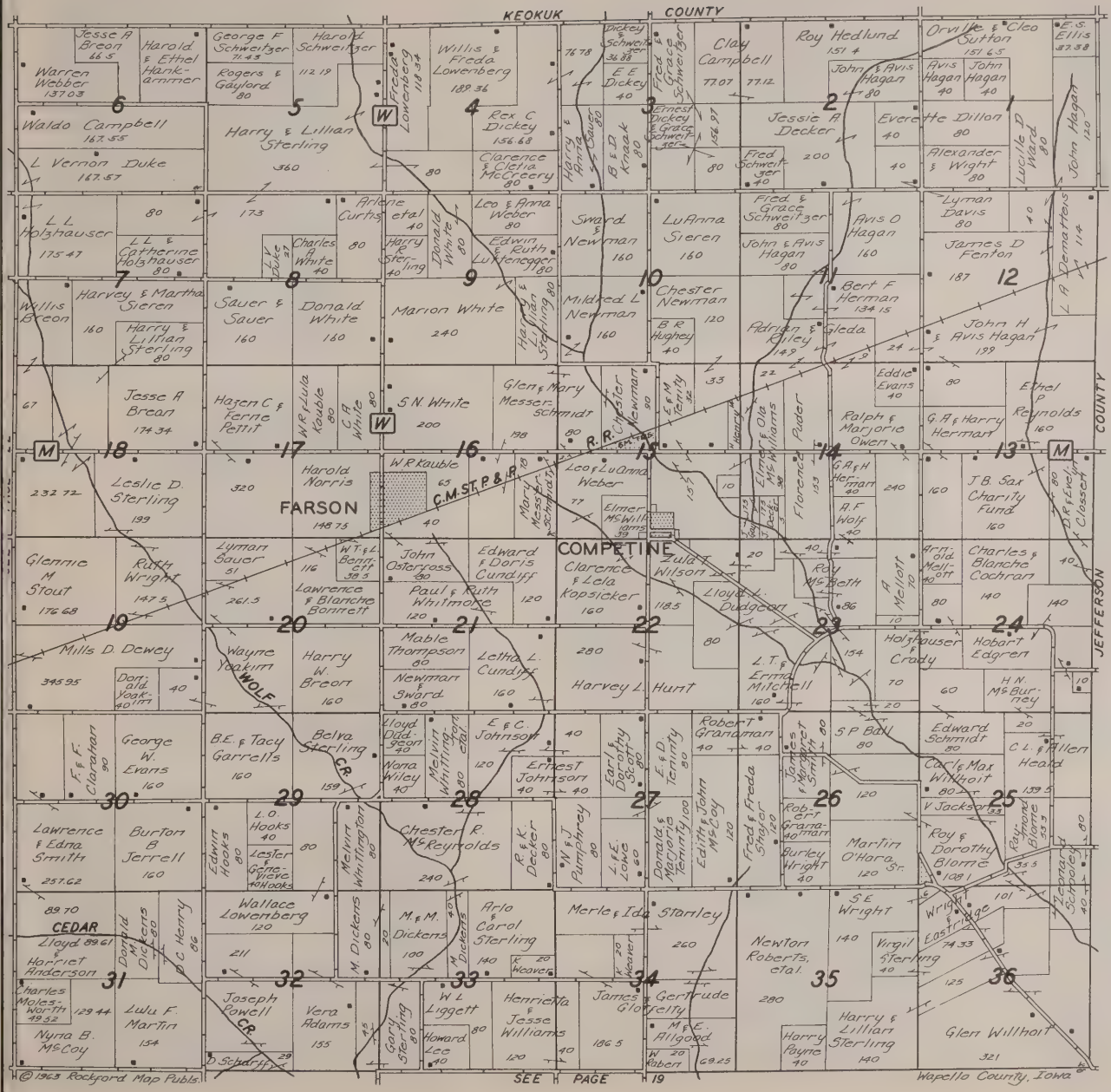

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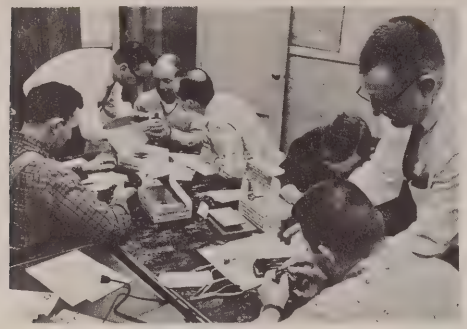

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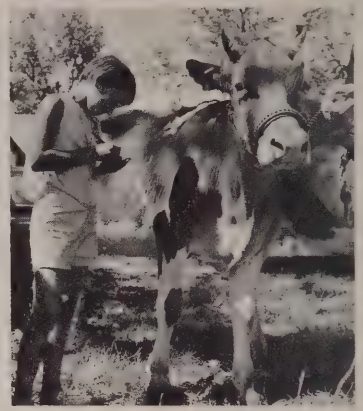

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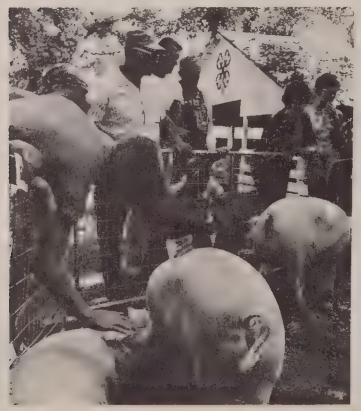

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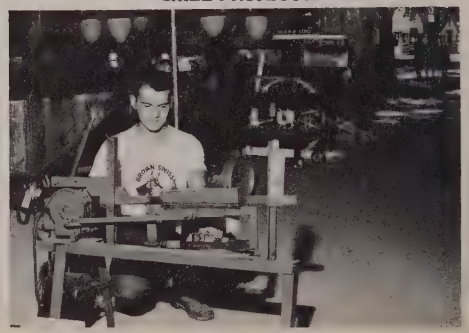

4-H ON PARADE

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WALKER, ORVILLE E ETAL	17	8
WALKER, RALPH	35	19
WALKER, ROLLIE	34	19
WALKER, W	28	17
WALLACE, LLOYD	16	22
WALLACE, MINNIE	10	12
WALLACE, RUTH	16	22
WALTER, CLOVIE	2	17
WALTON, IZAAK	20	15
WALTON, IZAAK	21	17
WARDER, ANNA	4	19
WARDER, FRANCES	7	19
WARDER, LLOYD	7	19
WARDER, LLOYD	7	19
WARDER, P	31	17
WARDER, P C	12	18
WARDER, R B	4	19
WARD, ABIGAH	17	9
WARD, EARL	12	19
WARD, EDWIN	1	20
WARD, ETHEL	12	19
WARD, GEORGE	21	22
WARD, GEORGE	28	22
WARD, JOSEPH	1	20
WARD, LUCILLE D	1	23
WARD, OLIVE J	33	8
WARE, BETTY	5	16
WARE, C	35	12
WARE, DONALD	5	16
WARE, DOROTHY	5	16
WARE, HAROLD	20	15
WARE, JAMES	5	16
WARE, JOHN	21	15
WARE, M	25	9
WARNER, ALBERTA	15	8
WARNER, CLYDE	23	8
WARNER, EULA	12	9
WARNER, F EARL	15	8
WARNER, FREDA	23	8
WARNER, MARY	19	12
WARNER, ORVILLE	23	12
WARNER, R	14	15
WARNER, RUSS	18	12
WARNER, RUSSELL	19	12
WARNER, RUTH	23	12
WARNER, WILLIAM	15	15
WARREN, C B	2	11
WARREN, H E	34	16
WARREN, HAROLD C	3	11
WARREN, HAROLD	15	11
WARREN, HELEN S	20	19
WARREN, MINNIE	1	13
WARREN, PERRY	1	13
WARREN, RAYMOND	15	11
WARREN, ROBERT	15	11
WARREN, WAYNE	8	11
WATERS, MAX	4	8
WATERS, MATTIE	4	8
WATERS, MAX	5	8
WATKER, RALPH	24	19
WATKINS, GEORGE	25	17
WATKINS, HELEN	25	17
WATTS & JONES	11	8
WEAVER, K	33	23
WEAVER, K	34	23
WEBBER, B & B	35	10
WEBBER, BAILEY	16	8
WEBBER, BETTY	35	10
WEBBER, ESTELLA B	15	8
WEBBER, JOHN	16	8
WEBBER, KENNETH	1	22
WEBBER, WARREN	6	23
WEBER, ANNA	9	23
WEBER, LEO	9	23
WEBER, LEO	15	23
WEBER, LU ANNA	15	23
WEIDMAN, MELVIN	6	8
WEIDMAN, VINA	6	8
WEIMER, CLARA	13	19
WEIMER, MARY	13	19
WEIR & BARKER	27	17
WEIR, CECIL	6	19
WEIR, JOHN	9	8
WEIR, JOHN	19	8
WEIR, MARY	9	8
WEIR, MARY	6	19
WEIR, RUSSELL	32	11
WEIR, RUSSELL	33	11
WEIR, RUTH	19	8
WEIR, SIVARD & CORCORAN	28	11
WEIR, SUSIE D	33	11
WEIR, SUSIE	33	11
WELCH, H	34	11
WELCH, S	34	11
WELLSTEAD, JESSIE	24	11
WELLSTEAD, L R	24	11
WELLSTEDT, J	18	10
WELLS, DORA	6	8
WELLS, HELEN	2	16
WELLS, THOMAS	2	16
WEYL, OTTO	3	19
WEYL, OTTO	4	19
WEYL, PHYLLIS	3	19
WEYL, PHYLISS	4	19
WHALEN, WM	23	20
WHEATON, CLARA	25	22
WHEATON, SYBIL	25	22
WHEELDON, V	35	10
WHEELDON, M	35	10
WHEELDON, HOMER	25	19
WHEELDON, REBECCA	25	19
WHIPPLE, ADDIE	14	22
WHIPPLE, FRANCES D	20	12
WHIPPLE, WAYNE	14	22
WHITAKER, J	26	9
WHITAKER, JOHN	35	9
WHITAKER, JAUNITA	35	9
WHITAKER, VEST & CRENSHAW	4	19
WHITE & JAEGER	11	20
WHITED, CLARENCE	32	8
WHITED, STELLA	32	8
WHITE, ALFRED	5	12
WHITE, ALICE	1	13
WHITE, ALMA	5	12
WHITE, C A	17	23
WHITE, CHARLES A	8	23
WHITE, DONALD	8	23
WHITE, DONALD	9	23
WHITE, EDISON	14	20
WHITE, FORREST	35	8
WHITE, J E	28	9
WHITE, LLOYD	25	9
WHITE, LLOYD	1	13
WHITE, MARY	27	9
WHITE, MARION	9	23
WHITE, R	25	9
WHITE, ROBERT	20	9
WHITE, S N	16	23
WHITMORE, LEO	15	19
WHITMORE, PAUL	21	23
WHITMORE, RUTH	21	23
WHITNEY, NINA ETAL	10	19
WHITTINGTON, MELVIN ETAL	28	23
WHITTINGTON, MELVIN	29	23
WHITTON, C	27	17
WICKWAR, R	13	21
WIDMAR, ANTHONY	30	11
WIER, ISABEL	7	11
WIER, ISABEL	12	17
WIER, WAYNE	7	11
WIER, WAYNE	12	17
WIGGINS, ANNA	24	22
WIGGINS, RAYMOND	24	22
WIGHT & ALEXANDER	1	23
WILBURN, HAZEL	25	11
WILBURN, ROLLIE	25	11
WILCOX, W	31	12
WILEY, NONA	28	23
WILKINSON, EDITH	12	8
WILLHOIT, DOROTHY	15	9
WILLHOIT, CARL	25	23
WILLHOIT, MAX	25	23
WILLHOIT, GLEN	36	23
WILLHOT, GLENN	1	19
WILLIAMS, R	8	8
WILLIAMS, HOWARD	10	9
WILLIAMS, HARRIETE	10	9
WILLIAMS, BURKE	27	12
WILLIAMS, BESSIE	27	12
WILLIAMS, HAROLD	1	21
WILLIAMS, EVELYN	1	21
WILLIAMS, HENRIETTA	33	23
WILLIAMS, JESSE	33	23
WILSON, H R	6	10
WILSON, JOHN	11	9
WILSON, JOHN	13	12
WILSON, LULU M	35	8
WILSON, LYDIA M	11	9
WILSON, LYDIA	13	12
WILSON, ZULA T	22	23
WINDBLADE, CARL	14	9
WINECUP, RAYMOND	18	8
WINKLER, VESTA ANNE	26	17
WINOGRASKY, HARRY	28	20
WINOGRASKY, LUELLA	28	20
WINSTON, BOOKER	21	10
WINSTON, J O	21	10
WINSTON, JULIAN	21	10
WITHAM, L	26	17
WOLF, A F	14	23
WOLF, REX	5	16
WONDERLY, W V	36	9
WONDERLY, SARAH	36	9
WOODROW, HERBERT L ETAL	9	21
WOODROW, JENNIE	24	22
WOOLUMS, ESTHER	15	12
WOOLUMS, GEORGE	15	12
WORK, EVA	13	8
WORK, JORDON	13	8
WRIGHT & DICKENSON	24	12
WRIGHT & EASTRIDGE	36	23
WRIGHT, BOYD	13	15
WRIGHT, BURLEY	26	23
WRIGHT, EMMA	9	10
WRIGHT, GEORGE	4	22
WRIGHT, H	17	18
WRIGHT, R C	16	22
WRIGHT, RUTH	4	22
WRIGHT, RUTH	19	23
WRIGHT, S E	35	23
WYCOFF, HOWARD	8	11
WYCOFF, HOWARD	31	22
WYCOFF, RENA	31	22
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WYMORE, L	9	18
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YEAGER, BRUCE	13	19
YEAGER, LOREN D	6	19
YEAGER, LOREN D	17	19
YEAGER, MAE	13	19
YEAGER, MILLARD	7	10
YENCSIK, ANDREW	12	8
YENCSIK, JOSEPH	33	16
YENCSIK, VERNA	12	8
YENGER, FRANK	15	11
YOAKIM, DONALD	19	23
YOAKIM, WAYNE	20	23
YOCHUM, CARL	3	16
YOCHUM, ERNEST	33	16
YOCHUM, L B	8	9
YOCHUM, LAWRENCE	4	16
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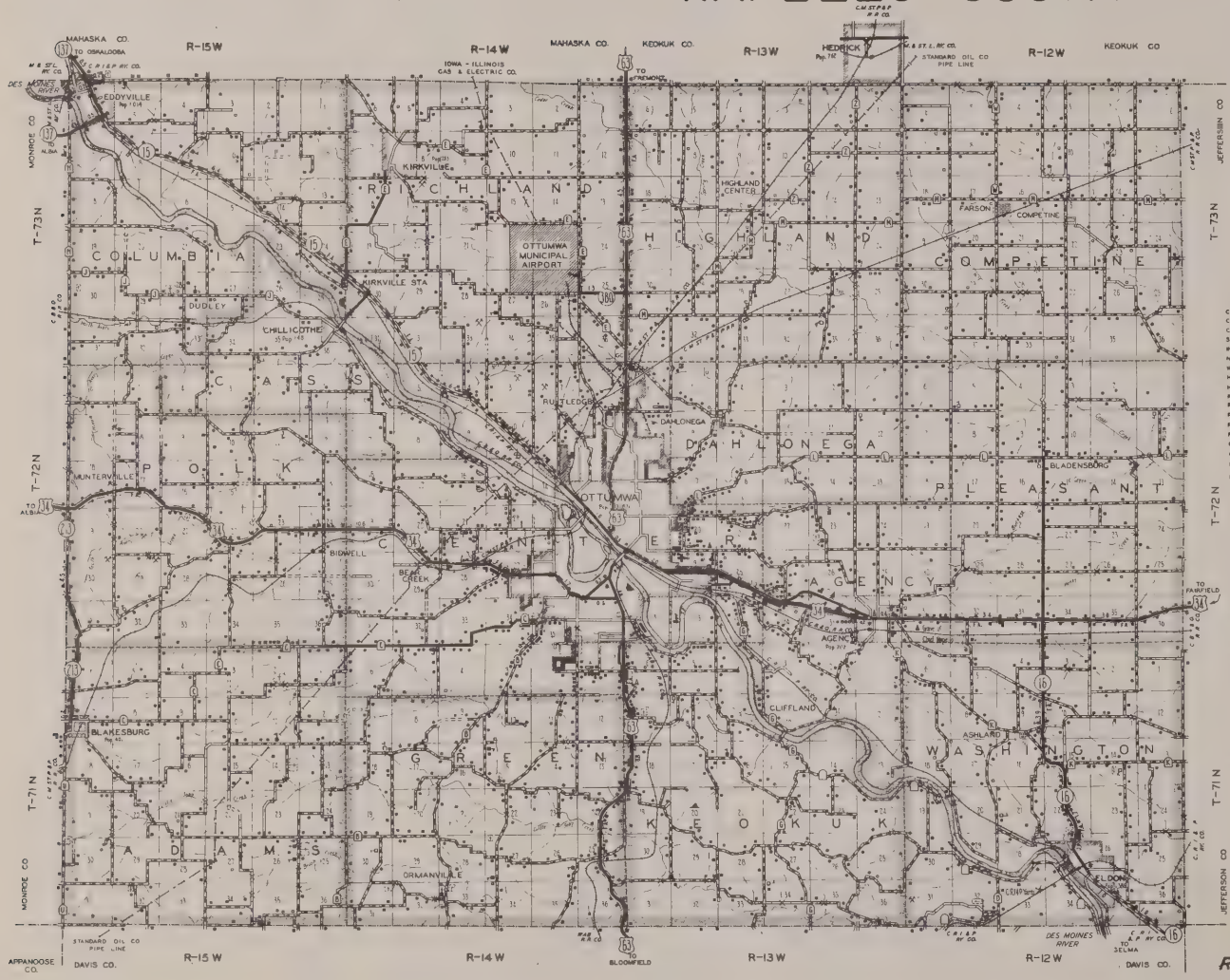
GENERAL HIGHWAY MAP — WAPELLO COUNTY — IOWA

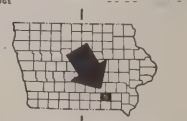


LEGEND

COUNTY LINE
CIVIL TOWNSHIP
CORPORATION LINE
SECTION LINE
INTERMITTENT STREAM
NARROW STREAM
WIDE STREAM
HIGHWAY BRIDGE SMALL
HIGHWAY BRIDGE LARGE
RAILROAD SINGLE OPERATING COMPANY
RAILROAD STATION
RAILROAD BELOW OVERHEAD
RAILROAD OVER SUBWAY
RAILROAD GRADE CROSSING
CENTER OF CITIES
CENTER OF COUNTY SEAT
DELIMITING AREA (GENERALIZED)
PIPE LINE (GAS)
UNIMPROVED ROAD (RURAL)
GRADED AND DRAINED ROAD
METAL SURFACED ROAD
PAVED ROAD
LEGAL ROAD NOT OPEN TO TRAFFIC
DIVIDED HIGHWAY
HIGHWAY WITH PARTIAL CONTROL OF ACCESS

IN USE — NOT IN USE

FARM UNIT
DWELLING OTHER THAN FARM
ROWS OR GROUPS OF DWELLINGS
STORE OR OTHER SMALL BUSINESS ESTABLISHMENT
SCHOOL OR OTHER EDUCATIONAL INSTITUTION
CHURCH OR OTHER RELIGIOUS INSTITUTION
CEMETERY
COAL MINE
MUNICIPAL OR COMMERCIAL AIRPLANE LANDING FIELD
FACTORY
GOLF GROUNDS OR COUNTRY CLUB
TRIANGULATION STATION
HISTORIC SITE
ROCK QUARRY
UNITED STATES HIGHWAY
STATE HIGHWAY SYSTEM
COUNTY TRUNK SYSTEM
FEDERAL AID HIGHWAY SYSTEM
POINTS BETWEEN WHICH DISTANCES ARE MEASURED
COUNTY HOME
CAMP OR LODGE



SCALE IN MILES

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